

Durham Planning Academy

May 3, 2016

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Today's Outline

- ☐ Group Exercise and Recap of Planning Theory
- ☐ Fifteen Decades of Planning History in Fifteen Minutes
- ☐ Comprehensive Planning
- ☐ Legal Basis of Planning
- ☐ Zoning

Three Pioneers of Planning Theory

- ❑ Ebenezer Howard - Garden Cities
- ❑ Frank Lloyd Wright - Broadacres
- ❑ Le Corbusier - Radiant City

Modern Aspects of Garden City

- ☐ Straight, carefully planned streets
- ☐ Separation of uses
- ☐ Central Park
- ☐ Centrally located civic spaces (City Hall, museums, etc.)
- ☐ Strong governmental control of land use

Modern Aspects of Broadacres

- ❑ Large lot subdivisions
 - ❖ “An acre plus and an SUV”
- ❑ Auto-dependent transportation
- ❑ Movement to small scale agriculture

Modern Aspects of Contemporary City

- ☐ Downtown Skyscrapers
- ☐ Use of the city as a place for exchange of ideas
- ☐ Multi-modal transportation
- ☐ Planning as more of a technical trade than an art

Group Exercise

- ❑ Redesign the South Square area in the way that one of the planning pioneers would have:
 - ❖ Ebenezer Howard – Garden City
 - ❖ Frank Lloyd Wright – Broadacres
 - ❖ Le Corbusier – Contemporary City
- ❑ Present your findings

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Planning History

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History of Planning

- ❑ Cities have been planned since America's founding
 - ❖ Mostly roads and building locations
 - ❖ Did not separate uses



History of Planning

19th Century - First Modern Planning

- ❑ 1860s - Planned suburbs start development
- ❑ 1870s - Industrial revolution dramatically increases city population; overcrowding concerns begin
- ❑ 1885 - First zoning ordinance (Modesto, CA)
- ❑ 1893 - World's Columbian Expo in Chicago; City Beautiful movement and beginning of urban planning profession

History of Planning

Early 1900s - Planning Regulations Begin

- ❑ 1901 - *New York State Tenement House Law*; effort to start building codes and relieve overcrowding
- ❑ 1903 - First English Garden City constructed (Letchworth); American cities follow

History of Planning

Early 1900s - Planning Regulations Begin

- 1909 - First National Conference on City Planning in Washington, DC; Harvard starts first city planning collegiate course
- 1916 - New York City adopts first comprehensive zoning
 - ❖ Massing limitations
 - ❖ Setbacks
 - ❖ Lot coverage ratios

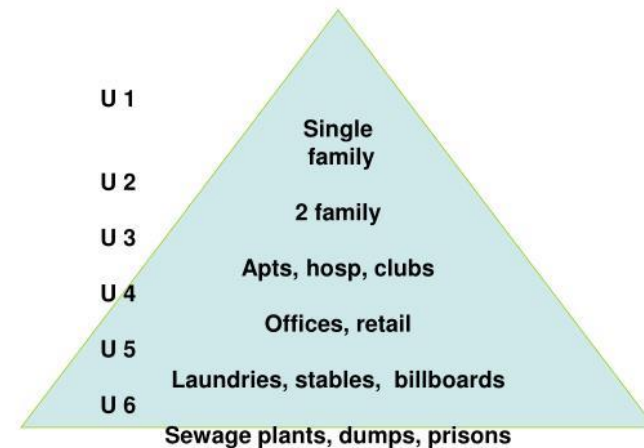
History of Planning

Early 1900s - Zoning Begins

- Early zoning ordinances restricted use in a pyramid system

EUCLIDEAN (USE) ZONING

The Zoning Pyramid: the highest use



History of Planning

1920s - Zoning Challenged and Spreads

- ❑ 1926 - Village of Euclid v. Ambler Realty; zoning is valid
- ❑ 1927 - Durham's first Comprehensive Plan
- ❑ 1928 - Standard Zoning Enabling Act passed; copied by most states

History of Planning

1940s-50s - Federal Involvement

- ❑ 1949 - Housing Act of 1949 passed
 - ❖ Urban renewal
 - ❖ FHA mortgage insurance
- ❑ 1954 - Housing Act of 1954 passed
 - ❖ Further urban renewal funding
 - ❖ Provided funding for planning for smaller cities
- ❑ 1956 - Federal Aid Highway Act creates Interstate Highway System

History of Planning

1960s - Planning Questioned and Furthered

- ❑ 1961 - *Death and Life of Great American Cities* by Jane Jacobs published
- ❑ 1962 - First planned residential zoning district established (Durham's PDR)
- ❑ 1966 - National Historic Preservation Act
- ❑ 1969 - National Environmental Policy Act

History of Planning

1970s - Greater Federal Involvement

- ❑ 1970 - Clean Air Act adopted and Federal Environmental Protection Agency established
- ❑ 1974 - Community Development Block Grants established

History of Planning

1980s-90s - Emphasis on Suburbs

- ❑ 1984 - Seaside, Florida first example of “New Urbanism”
- ❑ 1980s - Continued “white flight” and disinvestment in inner cities
- ❑ Courts side repeatedly with private property interests in takings cases
- ❑ New interest in urban development during 1990s

History of Planning

Early 21st Century - Focus on Cities

- ❑ Downtowns and inner cities becoming more popular
- ❑ Greater emphasis on non-vehicular travel
- ❑ Form-based codes become prominent
 - ❖ Focus on building size and placement
 - ❖ Less focus on use
 - ❖ Similar to very early city planning

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Comprehensive Planning

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Purposes of a Comprehensive Plan

- ❑ Generate a vision for the community
- ❑ Serve as a venue for disseminating information
 - ❖ Demographic
 - ❖ Economic
- ❑ Provide analysis of trends and issues
- ❑ Create growth management policies

Durham Comprehensive Plan

- ☐ *Future Land Use Map*
- ☐ Land Use
- ☐ Housing
- ☐ Community Character
- ☐ Historic Preservation
- ☐ Economic Development
- ☐ Conservation and Environment
- ☐ Transportation
- ☐ Water and Wastewater
- ☐ Parks and Recreation
- ☐ Schools
- ☐ Public Safety
- ☐ Solid Waste
- ☐ Libraries
- ☐ Capital Improvements
- ☐ Intergovernmental

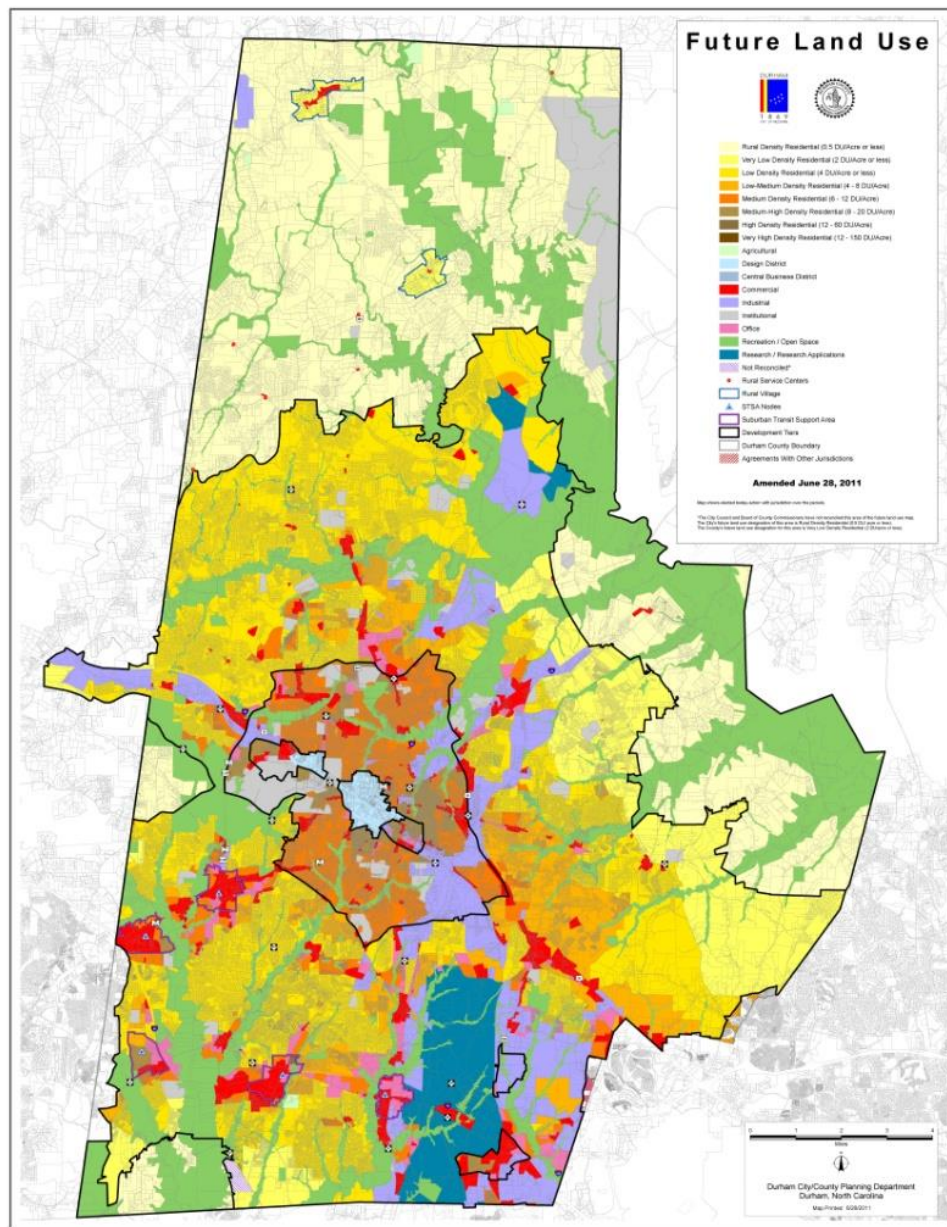


Future Land Use Map

- ☐ Statement of policy as to what types of uses are desired *at some point in the future*
- ☐ May or may not correspond with existing zoning
- ☐ If a rezoning request is not consistent with the Future Land Use Map a request to amend the map is required
- ☐ ***Not enforced by the UDO***

Future Land Use Map Categories

- ☐ Residential (of varying density)
- ☐ Office
- ☐ Commercial
- ☐ Industrial
- ☐ Institutional
- ☐ Design District
- ☐ Recreation and Open Space
- ☐ Research/Research Applications



Future Land Use Map

Development Tiers

- ☐ Downtown
- ☐ Compact Neighborhood
- ☐ Urban
- ☐ Suburban
- ☐ Rural

Downtown



Urban and Compact Neighborhood



Suburban



Rural



Comprehensive Plan Policies

- ❑ Future Land Use Map amendments (plan amendments) and rezoning requests are checked against policies
- ❑ Policies are not ordinance (law)
 - ❖ Staff is bound to policies
 - ❖ Planning Commission reviews cases based on policies
 - ❖ Elected officials are not bound

Homework

- ☐ Read the Plan Amendment and Zoning Staff Reports
- ☐ Visit the proposed site
- ☐ Watch the May 10 Planning Commission meeting
 - ❖ 5:30 pm in City Council Chambers
 - ❖ In person, DTV8, online
- ☐ Prep your character